

PARK PLACE COMMUNITY DEVELOPMENT DISTRICT

July 19, 2017 Minutes of Regular Meeting

MINUTES OF THE REGULAR MEETING

The Regular Meeting of the Board of Supervisors for Park Place Community Development District was held on **Wednesday, July 19, 2017 at 4:00 p.m.** at The Lake House, located at 11740 Casa Lago Lane, Tampa, Florida 33626.

1. CALL TO ORDER/ROLL CALL

Brian Howell called the Regular Meeting of the Board of Supervisors of the Park Place Community Development District to order on **Wednesday, July 19, 2017 at 4:00 p.m.**

Board Members Present and Constituting a Quorum:

Doris Cockerell	Chairman
Tony Jones	Vice Chairman
Cathy Kinser-Powell	Supervisor
Andrea Jackson	Supervisor

Staff Members Present:

Brian Howell	District Manager
Tonja Stewart	District Engineer
John Wegner	Brightview
Stephanie Agliano	
Andy Greenwood	
Tony Rawls	
John Toner	

There were four residents in attendance.

2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. VENDOR AND STAFF REPORTS

The representatives from the County went over the future expansion of Citrus Park Drive to Sheldon Road. They went over the proposed landscape buffer for the District section that will be impacted and the landscape plan for the entire project. The representatives touched on proposed bike paths and road improvements. They also went over the plant list and anticipate having a contractor on board by the spring. The Board and audience asked questions about potential stop

lights, future development, irrigation and landscape, the buffer, and the sequence of how the work would be done. The District will take over maintenance of landscape once installed.

The entire discussion is available on audio recording.

A. District Engineer

Ms. Stewart stated that she will have information regarding the traffic study at the next meeting. She also discussed the emergency signage that will be going in next week and noted that the monument at the entrance for Citrus Park Drive and Country Way is owned by the Windsor POA. Ms. Stewart went over the revised proposal for the paint striping and said that the apartment parking spots had been removed from the bid. The better material that will be used will last about 7 years and will include road striping for stop signs. Mr. Howell noted that this would be funded from the new budget this fall, and Ms. Stewart confirmed it would be 60 days for work to start.

MOTION TO:	Approve the proposal for \$14,065 and for it to be funded from the 2018 Fiscal Year Budget.
MADE BY:	Supervisor Jackson
SECONDED BY:	Supervisor Cockerell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

B. District Counsel

C. District Manager's Report

- i. Action Item List
- ii. Community Inspection Reports
- iii. Speed Data

4. BUSINESS ITEMS

A. Consideration of Storm Water Maintenance Report

Mr. Stewart went over the storm report and said that the cost to do routine maintenance work was \$5,400 and there could be dozens this fall after the rainy season. Ms. Stewart also advised that the storm drains along the street did not need to be cleaned out, as they were a self-flushing type that did not need maintenance.

87
88 MOTION TO: Approve the storm maintenance proposal.
89 MADE BY: Supervisor Cockerell
90 SECONDED BY: Supervisor Jones
91 DISCUSSION: None further
92 RESULT: Called to Vote: Motion PASSED
93 4/0 - Motion passed unanimously

94
95 Ms. Stewart also reported that the depression in the road on Canopy would need to be explored
96 further.
97

98 Mr. Wegner then went over his report. He said that there were multiple line breaks, the new
99 annuals were in, mulch would be done this fall, the chinch bug was being treated, the area in the
100 reserve had been mowed, and the mulch on the Race Track Road enhancement was being done
101 now. Mr. Wegner was asked to install a new dog station over by the horse statue area; he also
102 went over the alley way proposal and stated that it did have irrigation. The Board decided to just
103 install sod and not do the boulders. The District will also install a no parking sign. The cap was
104 set at \$1,500. Supervisor Wegner was asked to get proposal for additional sod in the other area
105 adjacent to horse statue that is being run over all the time.
106

107 **B. Consideration of Holiday Lighting Proposals**

108

109 The Board tabled the holiday lighting proposal so they could review the options. The vendor will
110 attend the August meeting. Mr. Howell noted that he was having a hard time in finding a vendor
111 to remove fountain for a Christmas tree.
112

113 Mr. Howell went over the aerator proposals, and the Board agreed that the one for Mandolin
114 Estates made sense but not the one on the big lake by the Lake House. Mr. Howell will get with
115 vendor and explore a fountain.
116

117 MOTION TO: Approve the aerator system for The Estates.
118 MADE BY: Supervisor Cockerell
119 SECONDED BY: Supervisor Kinser-Powell
120 DISCUSSION: None further
121 RESULT: Called to Vote: Motion PASSED
122 4/0 - Motion passed unanimously

123
124 Supervisor Jones discussed the options for the boardwalks and stated he did not want to paint
125 them but instead wanted to use a more natural looking stain. Supervisor Jackson agreed, and they
126 had both spoken to the supplier who stated that stain should be fine. The Board agreed, and
127 Supervisor Jones will send Mr. Howell some sample stain colors.
128

Supervisor Jones then went over the recent passing of a child in Highland Park and said that the community wanted to do a memorial tree and plaque. Mr. Howell noted that the CDD could fund this and that he and Supervisor Jones can work together on it. The Board agreed that it is a good cause and set a cap of \$1,500 for the project.

C. County Presentation on Citrus Park Expansion
D. General Matters of the District

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors Meeting June 21, 2017

The Board reviewed the minutes and noted that line 65 should read "she also said she will" and line 188 should be "conservation."

MOTION TO:	Approve June 21, 2017 minutes with changes.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

B. Consideration of Operations and Maintenance Expenditures (Admin) June 2017

The Board went over the O&Ms.

MOTION TO:	Approve the Admin June 2017 O&Ms.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Kinser-Powell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

C. Consideration of Operations and Maintenance Expenditures (HP) June 2017

The Board reviewed the O&Ms.

MOTION TO: Approve the Highland Park June 2017 O&Ms
MADE BY: Supervisor Cockerell
SECONDED BY: Supervisor Jackson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion passed unanimously

The Board asked Mr. Howell to look at the decorative rocks on Race Track Road, as some appear to be missing.

D. Consideration of Operations and Maintenance Expenditures (Admin) June 2017

The Board went over the O&Ms.

MOTION TO: Approve the Mandolin/Windsor June 2017 O&Ms.
MADE BY: Supervisor Cockerell
SECONDED BY: Supervisor Kinser-Powell
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion passed unanimously

E. Review of Financial Statements Month Ending June 30, 2017

The financials were reviewed and accepted. Mr. Howell noted that the District was under budget going into the last quarter.

6. SUPERVISOR REQUESTS

There were no supervisor requests.

7. AUDIENCE QUESTION AND COMMENT ON OTHER ITEMS

Audience members commented that the pressure-washer may have used a resident's water when doing the wall in Windsor. Mr. Howell asked for any past water bills to be sent for him to review. There were also resident concerns about trash and vegetation in the ponds. Mr. Howell will contact the aquatics vendor and ask them to pay more attention to these areas over the next couple of months.

209 **8. ADJOURNMENT**
210

MOTION TO:	Adjourn at 5:41 p.m.
MADE BY:	Supervisor Cockerell
SECONDED BY:	Supervisor Jones
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

217
218 **These minutes were done in summary format.*

219 **Copy of audio tape available on request.*
220

221 **Each person who decides to appeal any decision made by the Board with respect to any matter*
222 *considered at the meeting is advised that person may need to ensure that a verbatim record of*
223 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*
224 *based.*

225 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
226 **noticed meeting held on 08-30-17.**
227

228 *Doris Healey Cockerell*
229 **Signature**

231 *Doris Healey Cockerell*
232 **Printed Name**

235 **Title:**
236 ☒ **Chairman**
237 ☐ **Vice Chairman**

228 *Brian Hancy*
229 **Signature**

231 *Brian Hancy*
232 **Printed Name**

235 **Title:**
236 ☒ **Secretary**
237 ☒ **Assistant Secretary**



Recorded by Records Administrator

Batany Gutfreund
Signature
10/20/17
Date